148.A Map | 0003 Block | 0006.0 Lot | 1 of 1 CARD | Residential | ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	670,000	/	670,000
USE VALUE:	670,000	/	670,000
ASSESSED:	670,000	/	670,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11	-13	QUINCY ST, ARLINGTON

OWNERSHIP

Unit #: 11

Owner 1:	CENDRON SEBASTIEN D
Owner 2:	WILLEMIN ELLEN E
Owner 3:	
Street 1:	11 QUINCY ST UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ANTOLINI LYMAN HOLLY -
Owner 2:	-
Street 1:	11 QUINCY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Wood Shingle Exterior and 1812 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	667,100	2,900		670,000
Total Card	0.000	667,100	2,900		670,000
Total Parcel	0.000	667,100	2,900		670,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.76 | /Parcel: 369.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 148.A-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	656,800	2900	.		659,700	659,700	Year End Roll	12/18/2019
2019	102	FV	589,400	2900	.		592,300	592,300	Year End Roll	1/3/2019
2018	102	FV	570,200	2900	.		573,100	573,100	Year End Roll	12/20/2017
2017	102	FV	519,300	2900	.		522,200	522,200	Year End Roll	1/3/2017
2016	102	FV	519,300	2900	.		522,200	522,200	Year End	1/4/2016
2015	102	FV	354,400	2900	.		357,300	357,300	Year End Roll	12/11/2014
2014	102	FV	338,100	2900	.		341,000	341,000	Year End Roll	12/16/2013
2013	102	FV	338,100	2900	.		341,000	341,000		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11609

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ANTOLINI LYMAN	74490-337	2	4/17/2020		765,000	No	No		
MAISLIN SETH A	51793-345		10/16/2008		330,000	No	No		
GHARIB MOHSEN	29566-035		12/22/1998		215,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/21/2017	1237	Dormers	141,000	O				
10/19/2016	1278	Redo Kit	107,000	O				reno Kitch & Bath
3/11/2010	172	Manual	2,000					TO REPAIR ROOF & M
2/15/2008	131	Porch	8,250			G9	GR FY09	repair porch
5/21/2007	360	Redo Kit	17,500			G8	GR FY08	2 kit & bth
11/8/2005	1042	Porch	15,000			G7	GR FY07	sun room to efp

ACTIVITY INFORMATION

Date	Result	By	Name
11/5/2020	Mail Update	MM	Mary M
7/26/2017	Measured	DGM	D Mann
7/26/2017	Permit Visit	DGM	D Mann
7/26/2017	Left Notice	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7146																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

User Acct

200243

GIS Ref

GIS Ref

Insp Date

07/26/17

!11609!

PRINT

Date	Time
12/11/20	01:45:18

LAST REV

Date	Time
11/05/20	14:47:32

mmcmakin

USER DEFINED

Prior Id # 1:	200243
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	55.000000000
Name:	186 - 7146

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.22947025
Const Adj.:	0.98990101
Adj $ / SQ:	359.031
Other Features:	74250
Grade Factor:	1.00
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	819487
Depreciation:	152425
Depreciated Total:	667062

COMMENTS

CONDO CONVERSION 1198,Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	2
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	376.98
Special Features:	0	Val/Su Net:	292.59
Final Total:	667100	Val/Su SzAd	368.16

SKETCH

UnSketched SubAreas:
GLA: 1812,
BMT: 323,
UAT: 581,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,812	359.030	650,564
BMT	Basement	323	107.710	34,790
UAT	Upper Attic	145	143.610	20,860
	Net Sketched Area:	2,280	Total:	706,214
Size Ad	1812	Gross Are	2716	FinArea 1812

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 148.A-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X16	A	AV	1930	30.63	T	40	102			2,900			2,900

More:	N	Total Yard Items:	2,900	Total Special Featues:		Total:	2,900